



Los Angeles County
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



March 14, 1995

Angelina Zavala
Manuel Sierra
Ped. Zavala
2959 Grand Avenue
Walnut Park, CA 90255

Inspection File No. EF950270

Dear Sir/Madam:

In response to a recent complaint, an inspection has been made at 2959 Grand Avenue, Walnut Park.

This inspection disclosed that the required garage for the above address has been converted into a dwelling room without providing a substitute garage or carport.

This is not a permitted use in zone R-1 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.20.130, 22.52.1010, and 22.52.1180

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our Offices are closed on Fridays

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning


John D. Calas, Section Head
Zoning Enforcement

JDC:AP:ar

cc: Sylvia Novoa, Field Deputy
Mr. Rodgers, Building & Safety Department

JOB
ADDRESS

2959 GRAND AVE

OWNER

STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ☒ Building Code
- ☒ Plumbing Code
- ☒ Mechanical Code
- ☒ Electrical Code
- ☒ Zoning Ordinances
- ☒ Grading Code

DESCRIPTION:

ILLEGAL UNIT
CONVERTED
GARAGE NO
PERMITS

☒ Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

☒ Obtain a Permit within 10 days for the work at the office listed above.

☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.

DATE

INSPECTOR'S SIGNATURE

4-9-5 [Signature]